

# ANTIOCH CITY COUNCIL

Study Session  
6:30 P.M.

January 29, 2002  
Council Chambers

Mayor Freitas called the meeting to order at 6:30 P.M., and City Clerk Martin called the roll.

Present: Council Members Davis, Conley, Kalinowski, Simonsen, and Mayor Freitas.

## PLEDGE OF ALLEGIANCE

Mayor Pro Tem Kalinowski led the Council and audience in the Pledge of Allegiance.

## PUBLIC COMMENTS

Greg Ellis announced his candidacy for the House of Representative seat as a republican write-in candidate.

## STUDY SESSION

### 1. GROWTH MANAGEMENT WORKSHOP (MEASURE U)

#204-01

Associate Planner Oshinsky presented the staff report dated January 25, 2002, recommending the Council review the proposed Development Allocation Program and provide comments and direction to staff.

Mayor Freitas reported the General Plan Steering Committee had worked on recommendations which would comply with the ABAG housing element requirements and also be easy to administer. He stated this would be an ongoing process and requiring the Council to determine the City's goals and objectives on an annual basis to ensure when the various proposals were evaluated they would look for those proposals that would provide enhancements to the City of Antioch. He reviewed the residential allocation system including the numerical limits, equivalencies, and maximum allocations. He noted the City would need to consider if the numbers were defensible and whether or not they could pass the legal nexus. He further noted this recommendation looked at infrastructure, growth control and would provide the community with the necessary housing stock.

Councilmember Conley stated he would want to ensure should FUA1 move forward, there would be enough units available to build the schools on a timely basis. He expressed concern regarding the amount of multi-family housing. He requested staff consider a plan for the number of units left and exposed once the development agreements expire in December 2002.

Community Development Deputy Director Carniglia stated the areas designated for multiple family sites were developed or under construction with the exception of FUA1, which was

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approximately 400 units. He reported as of July 2001 there were approximately 3300 tentative map units without building permits and noted there would likely be approximately 1000 units under the allocation system in the December 31, 2002 time frame.

City Attorney Galstan stated a comprehensive report on the expirations of the development agreements would be provided to Council on February 26, 2002. He reported Mr. Speiry has indicated that flexibility needs to be considered for some developers in Southeast Antioch if they were having difficulty with the number of building permits interfering with their plans to develop and sell the property as compared to their assessment obligation.

In response to Councilmember Simonsen, Associate Planner Oshinsky gave a brief overview of the possible time line for the allocation process for 200 units over 2 years.

Councilmember Simonsen stated he felt the allocation ratio figures were appropriate and provided the City Council with the ability to adjust for economic conditions.

In response to Councilmember Conley, Community Development Deputy Director Carniglia clarified the proposed allocation system was adding 4-6 months to the process.

Councilmember Davis voiced his appreciation of the thorough report and expressed concern regarding the 600 development allocations. He requested staff provide the exact number of homes yet to be built and entitlements.

Community Development Deputy Director Carniglia clarified the exact numbers would come back to Council with the draft ordinance. He discussed the importance of providing the City with a housing element that was in compliance with ABAG requirements.

## **PUBLIC COMMENTS**

Jay Torres, representing Seeno Construction, thanked the City for allowing them to participate in the workshops. He stated he felt tentative maps should be excluded from the process and suggested no new annexations be permitted until projects within the city limits were taken care of. He requested the Council consider an exemption for projects with recorded final maps. He reported Seeno was in the process of determining whether the process was subject to a CEQA review.

David Dolter, Director of Community Development for Seeno Companies, stated he supports the 6-month window for submitting tentative completed maps to run from the date the City had determined those tentative maps were complete. He noted a maximum of 2 years was allowed to record final maps from the date the tentative map was approved, and further noted in accordance with the City's subdivision ordinance, Council could extend that time another year. He requested Council consider an exemption for those projects with valid tentative maps, which were close to having final maps recorded.

Terry Ramus voiced his support for the framework of the ordinance. He cautioned the Council on the impact multi-family housing has on police and City services. He felt the

Council should focus on identifying developers who would provide Antioch with quality projects. He urged the Council to continue to address the high school problem, Highway 4 timing, and open space issues. Regarding the ABAG numbers, he stressed the City should now focus on how to best manage the building of those homes.

Community Development Deputy Director Carniglia clarified the Mira Vista Hills and Meadow Creek development agreements have existing extensions and are exempt from the allocation system. He added Sky Ranch was conditioned to be subject to a future allocation system.

Mayor Freitas stated Council consensus favors the framework of the allocation system noting there were some details still to be worked out. He noted there was a request for more information regarding the existing development agreements and how they would impact the process. He further noted this system was balanced and would move the Council forward and in control of residential development, while complying with the spirit of Measure "U".

Councilmember Kalinowski stated the allocation system would be based on the needs of the City and Council would approve development capable of providing those needs. He stated he was opposed to building out all annexed land before future annexation occurs.

Councilmember Simonsen stated he was encouraged by the plan and future opportunities for Antioch. He requested information from the Fee and Finance Authority and Transportation Improvement Authority on the financial impact based on the proposed allocation system. He complimented Mr. Ramus and encouraged him to continue his efforts in East County as a regional approach to future residential growth.

Associate Planner Oshinsky reviewed the time line for the City of Antioch Growth Management Ordinance.

Mayor Freitas requested the information from the East County Fee and Finance Authority and tentative maps be provided to Council at the City Council meeting of February 26, 2002.

## **COUNCIL REPORTS/COMMUNICATIONS/STAFF COMMUNICATIONS**

Councilmember Simonsen reported he attended the groundbreaking of the North American School site noting it was a beautiful location.

Councilmember Kalinowski reported Tri-Delta Transit celebrated Jeanie Krieg's 11-year anniversary at Tri-Delta Transit.

Mayor Freitas announced the February Council meetings are scheduled for February 5, 2002 and February 26, 2002.

## **CLOSED SESSION**

- 2. CONFERENCE WITH LABOR NEGOTIATOR. Agency negotiator: Mike Ramsey and Bill May; Employee Organization: Antioch Police Officers' Association. This closed session is authorized by Government Code §54957.6.**

**ADJOURNMENT**

With no further business, Mayor Freitas adjourned the meeting at 7:31 P.M. to the Closed Session announcing Council would adjourn from Closed Session to the next regular meeting on February 5, 2002.

Respectfully submitted:

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L. JOLENE MARTIN, City Clerk